

**TOWNSHIP OF EAST GREENWICH
GLOUCESTER COUNTY**

ORDINANCE 2019- 19

**ORDINANCE AMENDING TITLE 16 “LAND DEVELOPMENT CODE” TO CREATE A
RESIDENTIAL MULTIFAMILY ASSISTED LIVING ZONE R-MF/AL
“VETERANS HOUSING FACILITY”**

WHEREAS, East Greenwich Township Committee has determined that to provide a greater balance of housing options and further address its affordable housing obligation, it is necessary to create the Residential Multifamily/Assisted Living (R-MF/AL) Zone on Block 1401/Lot4 (6.96 acres), and to adopt implementing standards and regulations, which will permit the construction of an affordable residential rental development and the development of an assisted living facility; and

WHEREAS, affordable family rental units and Medicaid eligible assisted living facility beds, and the bonus credits that the family rental units generate, will enable the Township to help address its affordable housing obligations; and

WHEREAS, the East Greenwich 2018 Master Plan Reexamination and Land Use Plan Amendment, and 2019 Master Plan Housing Element and Fair Share Plan recommend the Township Committee implement the provisions set forth in the Fair Share Plan; and

WHEREAS, A Development Agreement by and between the Township of East Greenwich and Clarksboro Commons, LLC establishing a realistic opportunity for creating a 150- bed Assisted Living Facility, with at least ten percent (10%) creditworthy Medicaid beds as per N.J.A.C. 5-93-5.16, and a 150-unit inclusionary housing development with 100 creditworthy affordable family rental units, of which fifty percent (50%) will be marketed to United States Veterans; and

WHEREAS, the creation of the R-MF/AL Zone, with the corresponding amendment to the Zone Plan, is consistent with the Fair Share Housing Center (“FSHC”) Settlement Agreement entered into between the Township and FSHC as amended, the Township’s current Housing Element and Fair Share Plan and the Township’s Master Plan, represents sound land use planning, and furthers the Township Master Plan goals including providing a range of different types of housing within the Township.

NOW, THEREFORE, BE IT ORDAINED, by the Committee of the Township of East Greenwich as follows:

Section 1. Code 16.56.050 Designation of Zones is amended to add the R-MF/AL Zone Multi-Family/Assisted Living Residential Zone to Block 1401/Lot 4.

Section 2. Code is hereby added:

Residential Multifamily Assisted Living (R-MFAL) Zone Regulations.

1. Intent & Purpose.

The R-MF/AL Zone provides for a multifamily attached dwelling and an assisted living facility with a designated affordable housing component and a veterans marketing priority, which will enable the Township to address a significant portion of its affordable housing obligation.

2. Permitted Principal Uses and Structures.

Permitted principal uses and structures are limited to multifamily attached rental dwellings, composed of 100 affordable family rental units of which fifty percent (50%) will be affirmatively market to Veterans; 50 market rate rental apartment units, and 150 assisted living facility units. The total number of units is not to exceed 300. Additional skilled nursing units may be provided but can only be counted as percentage of the market rate units, not as a percentage of the affordable units.

3. Permitted Accessory Uses and Amenities:

Lobby and lounge areas; Dining Rooms; Medical Offices (regular offices, emergency care, 24 hr. 365/7 resident medical staff); Skilled Nursing Units; Worship Facilities; Library; Pharmacy; Fitness Center; Convenience Store; Movie/Entertainment Room/Theater; Café; Beauty/Barber Shop; Arts and Crafts Workshop; Branch Bank; Rehab/Training Center; Recreation Room; Sunroom; Porch with Furniture; Outside Patio; Passive and Active Ground Level Recreation Areas including playground and tot lot; Walking Paths; Business Office; Rooftop Passive and Active Recreation Areas; Ground Level and Rooftop Greenhouse and Gardening Plots; Ground Level and Rooftop Pet Areas; Outdoor Pool and Patio Deck; Maintenance Facilities, Miscellaneous peaked roofs, spires, chimneys, etc. representing architectural variety incidental to dominant parapet height, Security and Management Facilities; Signs; Management Residence; Property Management Office; Utilities including Water, Sewer, Internet/Cable/TV/Phone/Communications; Solar Panel canopies, Stormwater Management Facilities; Other Accessory Uses customarily incidental to the permitted principal uses as approved by the Township Zoning Officer or Planning Board.

4. Development Requirements.

- 4.1 Affordable Housing Requirements. The project in this zone will result in the construction of (A) one hundred (100) creditworthy affordable family rental units, of which fifty percent (50%) will be affirmatively marketed to veterans, and (B) an Assisted Living Facility containing at least fifteen (15) beds that qualify as senior affordable units as per N.J.A.C. 5:93-5.16. The affordable units in the project will be affordable to very low, low and moderate income households, and will comply with the "Fair Housing Act", N.J.S.A. 52:27D-301 et seq., applicable Council on Affordable Housing ("COAH") regulations, the Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-26.1, et seq.), the Township's Affordable Housing Ordinance, the Township's Housing Element and Fair Share Plan, the Settlement Agreement between Fair Share Housing Center ("FSHC") and the Township, as amended, the Development Agreement between the Township and Clarksboro Commons, LLC, any applicable order of the Court, and other applicable laws.
- 4.2 Buffers. The perimeter tract setback buffer shall be a minimum eight (8') feet. No parking lot shall be permitted within the buffer area. Stormwater management facilities and walking paths are permitted within the perimeter tract setback buffer, but shall be setback at least ten (10') feet from the tract boundary. Buffers shall include landscaping and screening as required by the Planning Board, including preserved existing trees.
- 4.3 Dwelling Variation and Interest. Architectural elements such as bay or box windows, balconies, building offsets, variation of building materials, setbacks, colors, foundation plantings, textures and other architectural elements that achieve visual interest shall be considered and included in the project design.
- 4.4 Pedestrian Circulation. There shall be a comprehensive system of pedestrian sidewalks and pathways serving all facilities within the development, providing access to dwellings, parking areas, open spaces, recreational and other communal facilities. Pedestrian Circulation shall have adequate lighting.

5. Area, Units, Height, Setback, Coverage and Related Requirements.

- 5.1 Minimum tract area: six (6) acres.
- 5.2 Maximum Units 300.
- 5.3 Minimum Affordable Family Rental Units: 100.
- 5.4 Minimum Creditworthy Medicaid Affordable Beds: 15.

- 5.5 Maximum lot coverage (total tract): eighty (80%) percent of the gross tract area.
- 5.6 The minimum tract perimeter setback for a principal and accessory buildings shall be fifteen (15') feet.
- 5.7 Maximum building height, principal use: four (4) stories, but not to exceed sixty (60') feet. Maximum spire height shall be seventy-five (75') feet.
- 5.8 Parking, Parking Lots, Access, Setbacks. Adequate parking spaces, and ingress/egress, and emergency access, shall be provided to meet Ordinance requirements, RSIS, Fire Marshal, and as recommended by the Township Traffic Consultant. No driveways or parking space shall be within eight (8') feet of the tract perimeter.
- 5.9 Parking Standards: Provide 0.5 parking spaces for each Assisted Living unit. Each space to be a minimum nine (9') feet by eighteen (18') feet.
- 5.10 Landscape design and buffering including preservation of existing perimeter trees with supplemental plantings as necessary shall meet Township Ordinance requirements for high density residential in consideration of adjacent land uses.
- 5.11 Stormwater Management improvements shall meet Township Ordinance requirements.
- 5.12 All other site improvements shall meet Township Ordinance requirements.

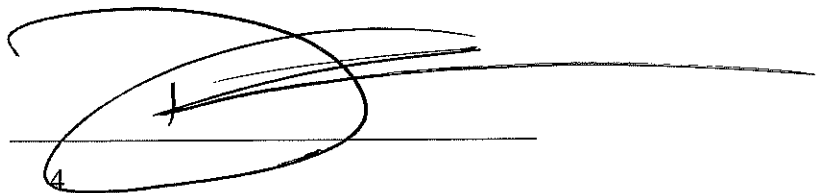
Section 4. Severability. If any portion of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Land Development Ordinance as a whole, or any other part thereof.

Section 5. Repealed. All Ordinances or parts of Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 6. Enactment. This Ordinance shall take effect after final passage, adoption, and publication by the Township Clerk of the Township of East Greenwich in the manner prescribed by law,, whereupon the Township Clerk shall cause a copy to be filed with the Gloucester County Planning Board.

DATE: 12/23/2019

TOWNSHIP OF EAST GREENWICH



A handwritten signature, possibly reading "J. [unclear]", is written over a horizontal line. The signature is enclosed within a large, loopy oval shape.

ATTEST:

Elizabeth McGill
Municipal Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of East Greenwich at a meeting held on the 10th day of December, 2019. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at which time any interested person(s) may be heard. Said meeting to be conducted on the 23rd day of December, 2019 at the East Greenwich Township Municipal Building, 159 Democrat Road, East Greenwich Township, New Jersey, and beginning at 7:00 p.m.

Elizabeth McGill
Elizabeth A. McGill, Clerk